

# LAKE FOREST HILLS Unit 2

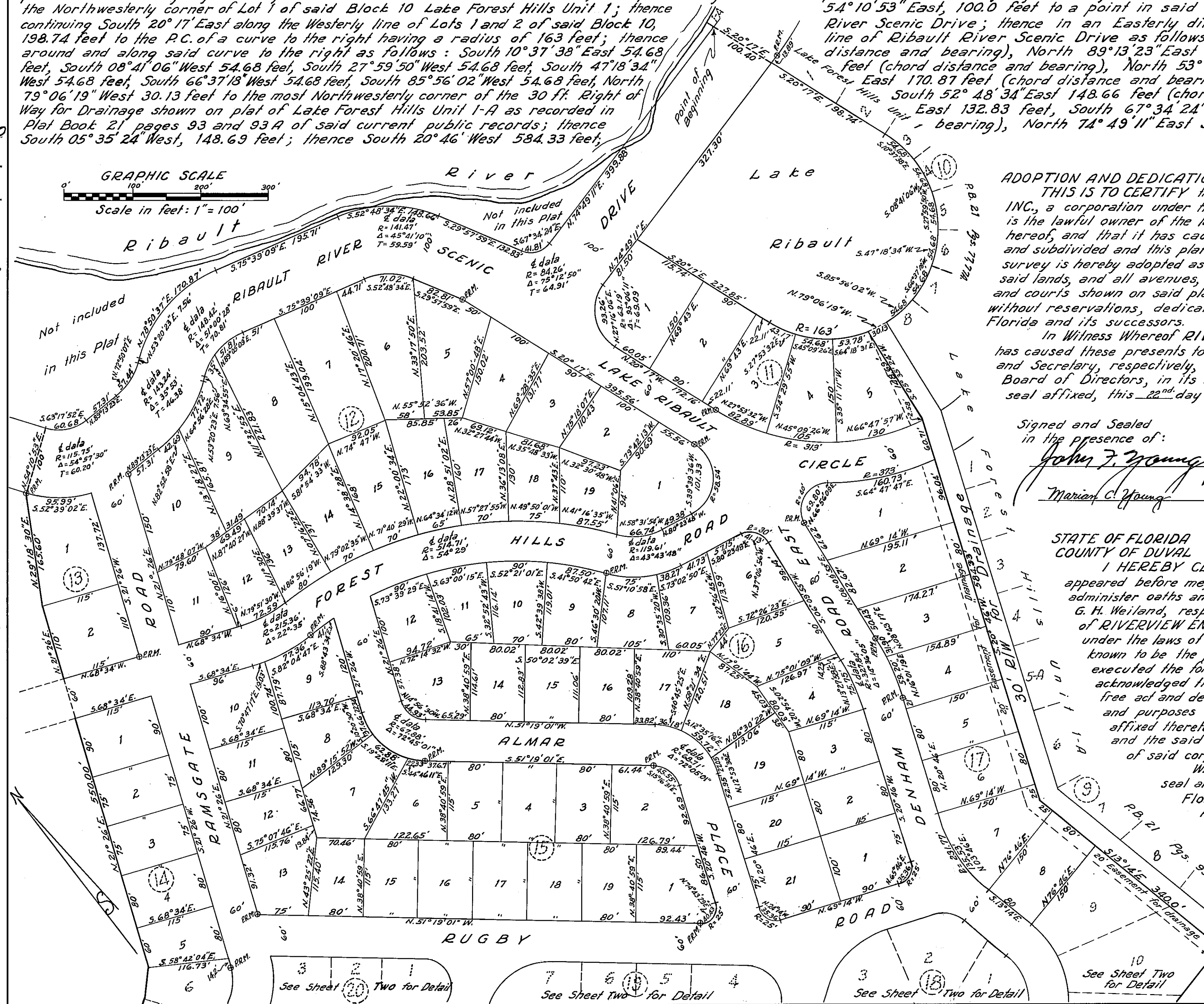
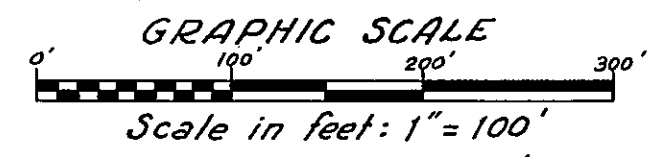
BOOK 22 PAGE 16

Sheet One of Two Sheets

Being a subdivision of a part of Lots 11, 12, 13 and 19 of the Subdivision of the Estate of James A. Pickett recorded in Book "AQ" page 1 of the former public records and Plat Book 8 pages 44 and 45 of the current public records of Duval County Florida, more particularly described as follows: Beginning at a point in the Northerly right of way line of Ribault River Scenic Drive (a 100 ft. right of way) said point being the Southwesterly corner of Lot 1-A Block 10, as shown on plat of Lake Forest Hills Unit 1 as recorded in Plat Book 21 pages 77 and 77A of said current public records; thence South 20° 17' East, 100.40 feet to a point in the Southerly right of way line of said Ribault River Scenic Drive, said point being the Northwesterly corner of Lot 1 of said Block 10 Lake Forest Hills Unit 1; thence continuing South 20° 17' East along the Westerly line of Lots 1 and 2 of said Block 10, 198.74 feet to the P.C. of a curve to the right having a radius of 163 feet; thence around and along said curve to the right as follows: South 10° 31' 38" East 54.68 feet, South 08° 41' 06" West 54.68 feet, South 27° 59' 50" West 54.68 feet, South 47° 18' 34" West 54.68 feet, South 66° 37' 18" West 54.68 feet, South 85° 56' 02" West 54.68 feet, North 79° 06' 19" West 30.13 feet to the most Northwesterly corner of the 30 ft. Right of Way for Drainage shown on plat of Lake Forest Hills Unit 1-A as recorded in Plat Book 21 pages 93 and 93A of said current public records; thence South 05° 35' 24" West, 148.69 feet; thence South 20° 46' West 584.33 feet,

thence South 13° 14' East, 340.0 feet; thence South 76° 46' West, 135.0 feet; thence South 65° 45' West, 400.0 feet; thence South 54° 12' West, 870.0 feet; thence North 74° 58' 39" West 256.14 feet; thence North 18° 07' 54" West 1301.54 feet; thence North 71° 52' 06" East, 175.0 feet; thence South 18° 07' 54" East, 45.6 feet; thence North 49° 11' East, 299.29 feet; thence North 57° 15' East 182.0 feet; thence North 41° 32' 16" East, 46.6 feet; thence North 21° 26' East, 550.0 feet; thence North 29° 18' 30" East, 165.6 feet to a point in said Southerly right of way line of Ribault River Scenic Drive; thence North 54° 10' 53" East, 100.0 feet to a point in said Northerly right of way line of Ribault River Scenic Drive; thence in an Easterly direction along said Northerly right of way line of Ribault River Scenic Drive as follows: South 63° 17' 52" East 60.68 feet (chord distance and bearing), North 89° 13' 23" East 57.31 feet, North 72° 50' 07" East 57.44 feet (chord distance and bearing), North 53° 20' 23" East 7.56 feet, North 78° 50' 37" East 170.87 feet (chord distance and bearing) South 75° 39' 09" East 195.71 feet, South 52° 48' 34" East 148.66 feet (chord distance and bearing), South 29° 57' 59" East 132.83 feet, South 67° 34' 24" East 41.81 feet (chord distance and bearing), North 74° 49' 11" East 399.88 feet to the point of beginning.

APPROVED  
TE May 23 1950  
*J. K. Sallee*  
COUNTY ENGINEER  
*Henry Blount*  
COUNTY ATTORNEY  
DUVAL COUNTY  
ZONING COMMISSION  
BY \_\_\_\_\_  
CHAIRMAN OF  
PLAT COMMITTEE



**ADOPTION AND DEDICATION**  
THIS IS TO CERTIFY that RIVERVIEW ENTERPRISES, INC., a corporation under the laws of the State of Florida, is the lawful owner of the lands described in the caption hereof, and that it has caused the same to be surveyed and subdivided and this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and all avenues, roads, drives, circles, places, and courts shown on said plat are hereby irrevocably and without reservations, dedicated to the County of Duval Florida and its successors.  
In Witness Whereof RIVERVIEW ENTERPRISES, INC., has caused these presents to be signed by its Vice-President and Secretary, respectively, by and with authority of its Board of Directors, in its name and with its corporate seal affixed, this 22<sup>nd</sup> day of May A.D. 1950.

Signed and Sealed  
in the presence of:  
*John F. Young* RIVERVIEW ENTERPRISES, INC.  
*Marian C. Young* Witnesses  
*J. K. Sallee* Vice-President  
*L. A. Weiland* Secretary

STATE OF FLORIDA  
COUNTY OF DUVAL  
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, R.C. Dix and G. H. Weiland, respectively Vice-President and Secretary of RIVERVIEW ENTERPRISES, INC., a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein expressed and that they affixed thereto the official seal of said corporation and the said dedication is the act and deed of said corporation.  
Witness my signature and official seal at Jacksonville, Duval County Florida, this 22<sup>nd</sup> day of May A.D. 1950.

*Marian C. Young*  
Notary Public  
State of Florida at large  
My Commission  
expires Jan. 31, 1953.

Note:  
⊙ P.R.M. Denotes permanent reference monument.  
All distances and bearings shown on curves are chord distances and bearings.

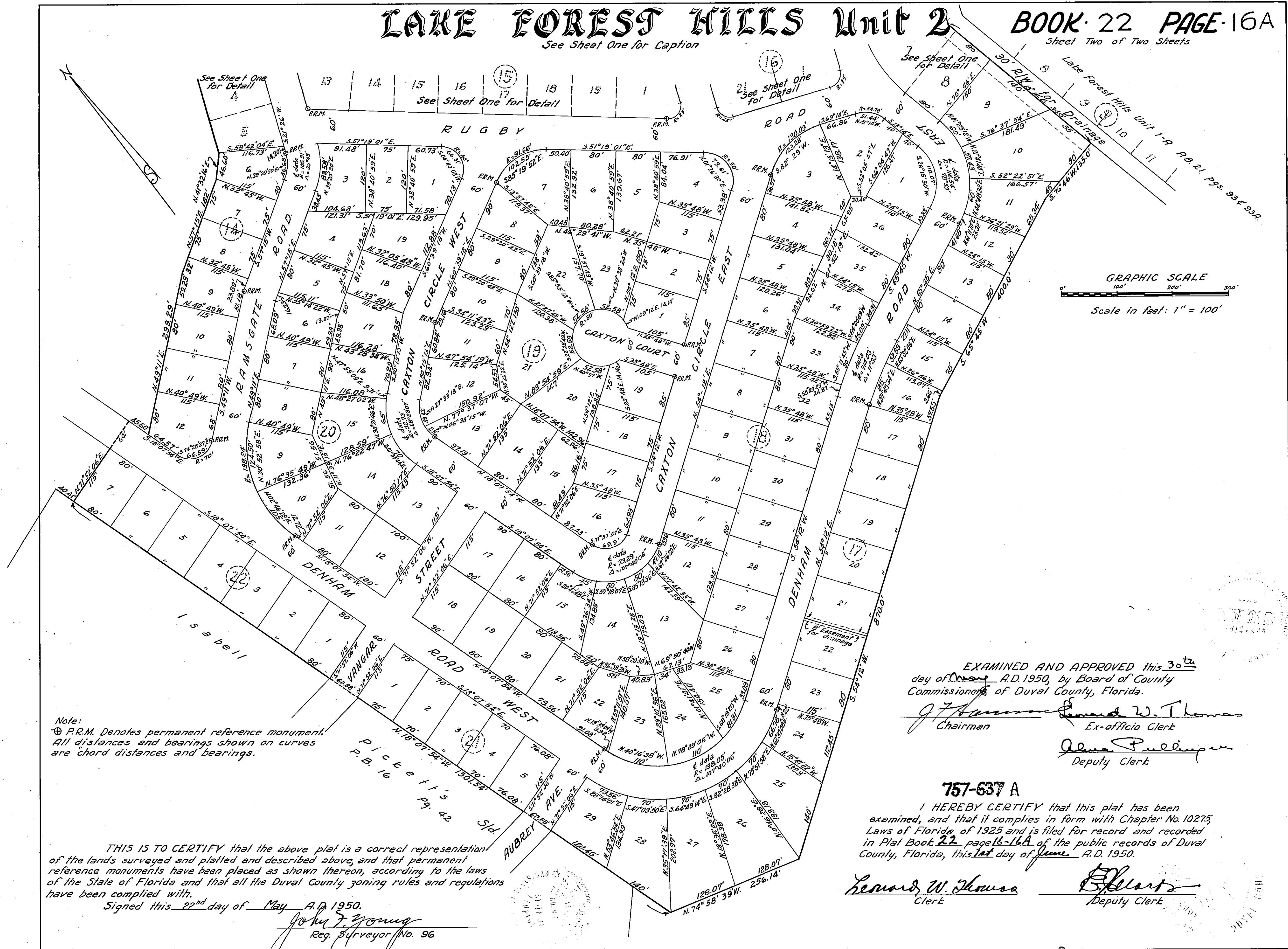
See Sheet Two for Detail (lots 1-6)  
See Sheet Two for Detail (lots 7-10)  
See Sheet Two for Detail (lots 11-14)  
See Sheet Two for Detail (lots 15-18)  
See Sheet Two for Detail (lots 19-21)

# LAKE FOREST HILLS Unit 2

See Sheet One for Caption

## BOOK 22 PAGE 16A

Sheet Two of Two Sheets



Note:  
 P.R.M. Denotes permanent reference monument.  
 All distances and bearings shown on curves are chord distances and bearings.

THIS IS TO CERTIFY that the above plat is a correct representation of the lands surveyed and platted and described above, and that permanent reference monuments have been placed as shown thereon, according to the laws of the State of Florida and that all the Duval County zoning rules and regulations have been complied with.

Signed this 22<sup>nd</sup> day of May A.D. 1950.

*John J. Young*  
 Reg. Surveyor No. 96

EXAMINED AND APPROVED this 30<sup>th</sup> day of May A.D. 1950, by Board of County Commissioners of Duval County, Florida.

*J. J. Thomas* Chairman  
*Edward W. Thomas* Ex-officio Clerk

*Alma Pullinger*  
 Deputy Clerk

757-637 A

I HEREBY CERTIFY that this plat has been examined, and that it complies in form with Chapter No. 10275, Laws of Florida of 1925 and is filed for record and recorded in Plat Book 22, page 16-16A of the public records of Duval County, Florida, this 1st day of June A.D. 1950.

*Edward W. Thomas*  
 Clerk

*B. Elliott*  
 Deputy Clerk